

Denis Law
Mayor



January 8, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on January 5, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNS-M)
PROJECT NAME: Maertins Ranch Preliminary Plat
PROJECT NUMBER: LUA14-001568, ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on January 23, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

A handwritten signature in blue ink that reads "Clark H. Close".

Clark H. Close
Associate Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

NOTICE

OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Maertins Ranch
PROJECT NUMBER: LUA14-001568, ECF, PP
LOCATION: 1508 Ilwaco Ave NE, Renton, WA 98059
(also known as 10918 144th Ave SE)

DESCRIPTION: Proposed subdivision of a 4.079 acre site is located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The parcel (APN 0323059021) would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/ac. The drainage tract measures 10,496 square feet (sf) and consist of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf. Access to the site would be gained from NE 16th Street. No critical areas have been identified onsite. All existing improvements and buildings will be demolished or removed during plat construction. The applicant has proposed to retain 34 trees.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 pm on January 23, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **FEBRUARY 10, 2015** AT 10:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-001568, ECF, PP
APPLICANT: Justin Lagers, PNW Holdings, LLC
PROJECT NAME: Maertins Ranch Preliminary Plat

The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

PROJECT LOCATION: 1508 Ilwaco Ave NE
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on January 23, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

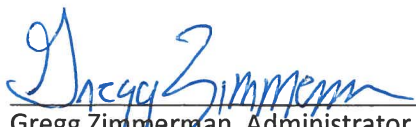
DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



PUBLICATION DATE: January 9, 2015

DATE OF DECISION: January 5, 2015


SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

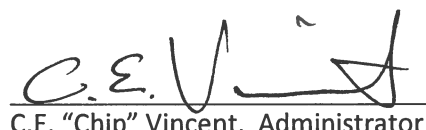
1/5/15
Date


Mark Peterson, Administrator
Fire & Emergency Services

1/5/15
Date


Terry Higashiyama, Administrator
Community Services Department

1/5/15
Date


C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

1/5/15
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-001568, ECF, PP
APPLICANT: Justin Lagers, PNW Holdings, LLC
PROJECT NAME: Maertins Ranch Preliminary Plat

The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site currently contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

PROJECT LOCATION: 1508 Ilwaco Ave NE
LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated October 29, 2014).

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Engineering Review Comments: Vicki Grover | 425-430-7291 | vgrover@rentonwa

Recommendations: I have reviewed the application for Maertins Ranch Preliminary Plat generally located at 10918 144th Avenue SE and have the following comments:

EXISTING CONDITIONS

WATER: Water service is provided by King County Water District 90.

SEWER: Sewer service is provided by the City of Renton. There is an existing 8-inch gravity sewer main along NE 16th Street and an existing 8 inch gravity sewer main in Ilwaco Avenue NE.

STORM: There is an existing 12-inch storm conveyance in NE 16th Street and in Ilwaco Avenue NE.

STREETS: There are frontage improvements in the area.

CODE REQUIREMENTS

WATER

1. Approved water plans from King County Water District 90 are required for the utility construction plan review.
2. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
3. All plats shall provide separate water service stubs to each building lot prior to recording of the plat.

SANITARY SEWER

1. Sewer service will be provided by the City of Renton.
2. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.
3. System development charge (SDC) for sewer is based on the size of the domestic meter size. Sewer fees for a ¾" meter or 1-inch meter is \$2,135.00 per new single-family lot. This is payable at the time the utility construction permit is issued.

SURFACE WATER

1. A drainage plan and Preliminary Technical Information Report dated November 18, 2014 was submitted by D.R. Strong Consulting Engineers. The proposed 13 lot subdivision, zoned R-4, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM. All core and six special requirements have been discussed in the report. The 4.079 acre site is located within the May Creek Drainage Basin.

Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of forested conditions. The applicant's engineer has designed a detention vault to be located in a tract at the northeast corner for the site and will discharge to the north east. The developed area breakdown values on page 17 are close to the values stated in the text on page 1. Please be consistent throughout the report with correct pervious/impervious area values. The mitigation requirements in Section 1.2.3.2.E will need to be addressed in more detail on the permit submittal.

2. All work proposed outside of the applicant's property will require a temporary construction easement be submitted to the City prior to any permits being issued.

3. Basic water quality will be provided using a StormFilter system. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development.

4. A Geotechnical Engineering Study, dated October 29, 2014 was submitted by Earth Solutions NW, LLC. The report identifies the soils as glacial till. These soils will not support infiltration. Please address the perimeter drains around the vault as recommended on pages 8 and 9.

5. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

6. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

TRANSPORTATION/STREET

1. The 2015 transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home to be demolished.

2. A traffic analysis dated October 27, 2014, was provided by Northwest Traffic Experts. The proposed 13-lot subdivision would average 124 daily vehicle trips. Weekday peak hour AM trips would generate 10 vehicle trips, with 8 vehicles leaving and 2 vehicles entering the site. Weekday peak hour PM trips would generate 13 vehicle trips, with 8 vehicles entering and 5 vehicles exiting the site. Increased traffic created by the development will be mitigated by payment of transportation impact fees.

3. To meet the City's complete street standards, the new internal roadway is designed to meet the residential access roadway per City code 4-6-060. The new internal roadway has 53-foot of right-of-way, with 26 feet of pavement, curb, gutter, an 8-foot planter strip, a 5-foot sidewalk. Street lighting shall be installed along both sides of the street. One side of the road will be marked No Parking.

4. Existing right-of-way width in NE 16th Street fronting the site is approximately 25 feet. NE 16th Street is classified as Residential Access. To meet the City's complete street standards, street improvements including an 8-foot planting strip behind the existing curb, a 5-foot sidewalk, a 2-foot strip back of sidewalk, storm drainage and street lighting will be required. To build this street section, approximately 25 feet of right-of-way will be required to be dedicated to the City along the project side in NE 16th Street.

5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Separate permits and fees for storm connections will be required.

2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed structural engineer. Special inspection is required.

4. All fees quoted herein are for the 2015 calendar year.

Fire Review - Building Comments: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit is granted for the removal of any existing homes.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant in this area and it meets current code. A water availability certificate is required from King County Water District 90.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. An approved cul-de-sac type turnaround is required for dead end streets over 300 feet long. Per city ordinance all homes beyond 500 feet dead end will require an approved fire sprinkler system, this applies to Lots 5 and 6.

Planning Review Comments Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Police Review Comments: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal CFS estimated annually.

Technical Services Comments: Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Preliminary Plat: Bob MacOnie 12/10/2014

The final plat document must be prepared under the direction of and stamped by a licensed "Professional Land Surveyor."

Note the City of Renton land use action number and land record number, LUA14-001568 and LND10-0520, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network on the plat. The geometry will be checked by the city when the ties have been provided.

Include the "SURVEYOR'S NOTES", "TITLE RESTRICTIONS" and "REFERENCES" blocks (currently noted on Sheet 2 of 8 of the preliminary plat submittal) in the final plat submittal. These blocks reference a statement of equipment and procedures (WAC32 130 100), notes the date the existing city monuments were visited and what was found (WAC 332 130 150) and provides information to determine how the plat boundary was established.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city when the final plat package is submitted. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do not include encroachments.

Do include in the "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal.

If the abutting properties are platted, note the lot numbers and plat name on the plat submittal, otherwise note said abutting properties as 'Unplatted'.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

Provide City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

If there is a new Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat submittal and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of "Tract A" (created by the plat); please check with the Stormwater Utility to see if they will require that the City be the owner of Tract "A". If not, and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (the storm drainage area) applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Maertins Ranch Homeowners' Association (HOA) for a storm drainage facility. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non-payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing: Lots 1 through 13, inclusive, shall have an equal and undivided ownership interest in "Tract A".

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.

Please discuss with the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat.

For the street dedication process, include a current title report at the time of final plat submittal noting the vested property owner.

Remove the heavy boundary line extending north of the west line of proposed Lot 1, crossing NE 16th Street.

Community Services Comments: Leslie Betlach | 425-430-6619 | lbetlach@rentonwa.gov
Recommendations: Parks Impact Fee per Ordinance 5670 applies. There are no impacts to Parks.